

Request for Qualifications

Construction Manager at Risk

April 8, 2013

The Atwater Group invites construction management firms to submit qualifications for pre-construction and construction services of 1) a City owned parking ramp and skywalk, 2) the core and shell of a new Class A office, and 3) the core and shell of possible multi-tenant retail space. The new facility is envisioned to be up to 15 floors in total elevation and will include four to six levels of publicly financed parking (up to 600 stalls) with skywalk and tunnel system access and up to 300,000 square feet of privately financed corporate office space, 180,000 to 200,000 sf of which will be owned and occupied by maurices. It may also include street level retail (10,000 to 25,000 sf).

The proposed site is currently owned by the Atwater Group and is located on West Superior Street between North 5th Avenue West and North 4th Avenue West in downtown Duluth.

The owners recently solicited architectural and engineering services proposals from a short list of architects. They anticipate awarding the design contract mid-May. There will be 30 days of programing, and schematic design is scheduled to begin mid-June.

The owners plan to use a Construction Manager at Risk with a GMP project delivery method. They anticipate short-listing three or four candidate construction management firms in late April. Short-listed firms will subsequently be invited to respond to a Request for Proposal focused on specific team members, detailed information about approach to design, etc. They anticipate awarding the construction management contract in June. Construction start is targeted for late 2013. Construction completion is scheduled for late 2015.

Atwater and maurices intend to independently retain the services of a construction manager for their respective interior design projects. The firm that is awarded the core/shell project may be a candidate to manage the interior improvement projects though that will be part of a separate selection process.

The City of Duluth has received a grant of State Bond Funds from the State of Minnesota to fund public portions of the project including the parking ramp and the Skywalk connections and will be matching the State funds with City-issued bond funds. Because of the public project elements, required qualifications will include the ability to track and document the various elements of cost to the appropriate public and private parties.

Please provide your qualifications information in the following order:

Part One: Firm Overview Information

1. Firm name, address, main phone and website address.
2. Primary contact name, address, direct phone and e-mail address. (It is not necessary to identify specific team members for this Qualifications Request).
3. Firm ownership structure and year established.
4. Proposed partner firms (if applicable) with indication of past partnering relationships (if any).

Part Two: Firm Experience

With regard to the project or projects referenced in Paragraph A below, please provide 1) project name(s), 2) location(s), 3) name of team members who staffed those projects who will also staff this project and their roles, 4) project partners, 5) graphic images or photos of projects carried out by the responding construction management firm for the following:

A. Similar Project Experience

1. Multi-level parking structures of at least 250 stalls. Please indicate type of construction, cost per stall and construction schedule for each example.
2. Mid-rise or high rise owner occupied corporate office buildings. Please indicate type of construction, cost per square foot and construction schedule for each example.
3. Mid-rise or high rise investor/developer owned multi-tenant class A office buildings. Please indicate type of construction, cost per square foot and construction schedule for each example.
4. Project(s) which include all or a portion of the above elements in a single, integrated structure.

B. Additional Applicable Experience

1. Projects with public/private ownership structures.
2. Projects which required cost allocation of public sector and private sector project components.
3. Projects with similar uses which demonstrate cost efficient design solutions.
4. Complex buildings in a zero lot line urban context in excess of \$50M construction value.
5. Comparable projects with accelerated schedules.

Evaluation Criteria

Submittals will be evaluated based on demonstrated applicable experience and qualifications.

Please submit your qualifications by 3:00 PM on Monday, April 22nd. Your submittal is limited to fifteen (15) single sided – 8 ½ x 11 pages or equivalent print area. Please submit any questions to The TEGRA Group at the email addresses provided below by 3:00 PM Friday, April 12th. Responses to questions will be provided via email by the end of the business day Monday, April 15th. The ownership groups have requested no direct or indirect communication with any member of their respective organizations during the selection process.

Please submit one (1) electronic copy of your qualifications to each of the following:

Brian Forcier
President, Atwater Group
bforcier@atwatercommercial.com

Brian Thun
Senior Vice President and CFO, maurices
bthun@maurices.com

Chris Eng
Executive Director, Duluth Economic Development Authority
ceng@duluthmn.gov

Dick Strassburg
Partner, The TEGRA Group
dstrassburg@tegragroup.com

Please submit one (1) hard copy of your qualifications to:

The TEGRA Group
Attn: Dick Strassburg
801 Nicollet Mall, Suite 1850
Minneapolis, MN 55402

We look forward to your response.